Town of Lebanon

**PLANNING AND ZONING COMMISSION**

**Regular Meeting**

Monday, July 19, 2021

7:00 p.m.

**Lebanon Town Hall, Downstairs Meeting Room**

**MINUTES**

Members Present: James Jahoda (Chair), Robin Chesmer (Secretary), Thomas Benoit, Keith LaPorte,

Francis Malozzi, Thomas Meyer, Julie Chalifoux (Alternate), Allyn Miller

(Alternate), Ethan Stearns (Alternate)

Members Absent: Wayne Budney

Also present: Philip Chester (Planner), Kevin Cwikla (First Selectman), Catherine McCall

(minutes)

1. **CALL TO ORDER**

The meeting was called to order by Chair James Jahoda at 7:01 pm. Julie Chalifoux was appointed voting member.

1. **NEW BUSINESS**
2. PZ-21-24: Matthew and Jennifer Williams, 312 Mack Road, Assessors Map 237, Lot 10 or 333 Goshen Hill Road, Assessors Map 252, Lot 1. Temporary Use Permit for corn maze, weekends, 12-5 p.m., Sept. 18 to Oct. 31, 2021.

Applicant not present. Mr. Chester noted that the applicant submitted a primary and secondary location dependent upon the corn crop. This is the third year this activity is being requested. Commission members expressed some concern about the Mack Road location parking if the fields were wet. A site walk was scheduled for August 16, 2021 at 6:15 p.m.

* 1. PZ-21-25: Town of Lebanon, Publics Works Department, 937 Trumbull Highway,

 Assessors Map 246, Lot 47. Site Plan Modification to erect salt shed (35’ x 60’).

 Mr. Chesmer recused himself because he is a member of the Board of Selectman, and Mr. Jahoda appointed Mr. Stearns a voting member in his place.

 Kevin Cwikla noted there was a finding from the DEEP that the town was not in compliance under the current salt shed setup and that remediation plans should be provided within 30 days or the town faced the possibility of fines being levied. Brandon Handfield, PE, Yantic River Consultants, noted there have been similar notifications of violations in the past, that this would be a temporary solution, and that the Public Works Facility buildings had limited life span left. Mr. Cwikla noted that the Board of Finance has allocated funds for the salt shed and the town has an issue which must be dealt with.

 Mr. LaPorte wondered why the Transfer Station location is not being considered as a site for the shed. Mr. Meyer said he did not feel the temporary structure should be put on the current location but rather be located at the Transfer Station and noted that Public Works already goes to the Transfer Station for other material needs.

 Mr. Chesmer spoke as a Selectman to say that a long-term solution is needed and putting the temporary structure at the Transfer Station would not be appropriate as all other Public Works facilities are located in the center of town and would add significant operational costs.

 Mr. Malozzi observed that often temporary uses become permanent and does not believe replacing the salt shed at the current location is a good plan. Mr. Jahoda commented that Lebanon’s POCD has a Public Works rebuild in it for some time, and he is also concerned about the ‘temporary’ nature of the building.

 Dean Hunniford, Public Works Director, outlined the work that needs to be done during a storm and follow-up street maintenance and prefers that the salt shed stay at the current site until a new Public Works. Mr. Handfield agreed that having it so far from the current facility would cause long delays in the town crew getting road clearing done. Mr. Cwikla again noted we have this immediate need and action needs to be taken. He explained that several locations have been considered for a new Public Works facility.

**A Motion was made by K. Laporte to table this until the next Commission meeting. No second was heard.**

**A Motion was made by K. Laporte to deny the application. T. Meyer seconded. Mr. Malozzi noted that it better to make a motion to approve an application even if it gets denied and the motion was retracted.**

**A motion was made by TJ Benoit to approve site plan modification PZ-21-25. The motion was seconded by E. Stearns**. **Motion failed 3-4.**

* 1. PZ-21-26: Town of Lebanon, Amendment to Zoning Regulations Appendix 1, Section B,

 Design Review Standards for Village Districts Applicability. The Commission discussed the proposed change. Catherine Marion, Town Attorney, explained that the change allows for the DRC to defer to Secretary of Interior standards.

 Chesmer was reactivated to voting Commission member and Stearns became alternate.

**A motion was made by F. Malozzi to bring PZ-21-26 to public hearing on 8/16/21 at 7:00 pm. The motion was seconded by T. Meyer. Motion carried unanimously.**

1. **OLD BUSINESS**
2. Wengloski Gravel Bank, Assessors Map 259, Lot 28, Goshen Hill Road Extension.

 Closing of Gravel Bank. The Commission has been to this location previously.

 Handfield explained that the property is completely foliated at this time. Any change to

**A motion was made by T. Meyer to release the bond on the gravel bank. The motion was seconded by F. Malozzi. Motion carried.**

1. **MINUTES –**June 21, 2021 Regular Meeting

**A motion was made by T. Meyer to approve the June 21, 2021 regular meeting minutes with the correction that he was present. The motion was seconded by F. Malozzi. Motion carried.**

1. **EXECUTIVE SESSION** – Pending litigation.
2. **TOWN PLANNER REPORT.** No report.
3. **ADJOURNMENT**

Minutes respectfully submitted,

Cathe McCall